



ARDIOCH FARM
AULTMORE, KEITH



"An attractive Moray Farm property near Keith with equine facilities situated in a pleasant rural setting and enjoying scenic views over the surrounding countryside."





For Sale as a whole:

Offers Over £900,000

Property Highlights

- ◆ 4 or 5 Bedroom modernised dwelling
- ◆ Useful range of farmbuildings and equine facilities with indoor and outdoor arenas and stable block
- ◆ Extends to 135 acres or thereby with 53.41Ha (132 acres) of IACS registered farmland
- ◆ Popular and accessible location off the A96 with scenic outlook

Location & Situation

Ardioch is located between Keith (3 miles) and Fochabers (7 miles), off the A96, and less than a mile north-east from Aultmore. The farm property forms a contiguous block of IACS registered land with centrally located dwelling and farm buildings.

Keith has a good range of shops including supermarkets, together with business, banking and leisure facilities which include tennis courts, cricket and bowling clubs, a sports and community centre and swimming pool. Keith Golf Club has an 18-hole parkland golf course with other popular courses in the area including Buckpool at Buckie, Banff, Cullen, Maverstone and Lossiemouth.

The catchment for primary education is Keith Primary School, with secondary education at Keith Grammar School. Inverness and Aberdeen Airports are easily reached via the A96 and Inverness (52 miles) and Aberdeen (50 miles) provide all the facilities expected of major cities. There is a railway station in Keith on the

Ardioch, Aultmore, Keith, Aberdeenshire, AB55 6QU



Aberdeen to Inverness line, easing longer-distance travel by public transport.

The Keith Country Show held at Seafeld park is a popular annual event attracting interest from the farming and wider community. Keith is also the start of the ever-popular Malt Whisky Trail.

Elgin, only 16 miles in distance provides a wide range of services and facilities as the principal Moray town.

Moray is well served by agricultural merchants and grain merchants and there is a successful local machinery ring which can provide additional farming resources as required.

The Moray coast, about 9 miles to the north, is famed for its high levels of sunshine, beautiful beaches, dolphins, wonderful sailing, traditional fishing villages and towns, such as Cullen and Portsoy. To the southwest lie the Cairngorms, offering wonderful walking and mountaineering. There is skiing at The Lecht ski centre and at Cairngorm Mountain near Aviemore.

Distances

Aultmore 1 mile

Keith 3 miles

Fochabers 7 miles

Elgin 16 miles



Ardioch

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Farm Buildings / Facilities

Ardioch is served by a range of farm buildings located close to, and mostly behind the farmhouse and comprise a mixture of building types with varying construction and condition. The buildings cover a total area of approximately 1,700m². The buildings with approximate dimensions include:

New Dutch Barn (18.1m x 17.3m) Steel portal frame building accessed from open northern elevation

General Purpose Shed / Indoor Equine arena (30m x 21.3m) versatile building suitable for a range of purposes





Cattle Shed (29.8m x 21.9m) providing c.653sqm of covered accommodation

Stable Block – block of stables of timber construction with 6 boxes and store

Tack room - timber boarded store

Outdoor arena – 43m x 20.4m



-  Opportunity for a mixed farming system and equine business / leisure
-  Agricultural land extends to 132 acres or thereby in total
-  Predominantly Grade 3(2), suitable for arable and grazing system
-  Stock fenced with internal accesses

Land

The IACS registered land at Ardioch extends to 53.41ha (131.98 acres) or thereby. The land is made up of 9 parcels of IACS registered land. The land is currently all in grass and is generally south facing in nature and lies at an altitude of between 190m - 225m above sea level. The land is predominantly classified as Grade 3(2) by the James Hutton Institute.

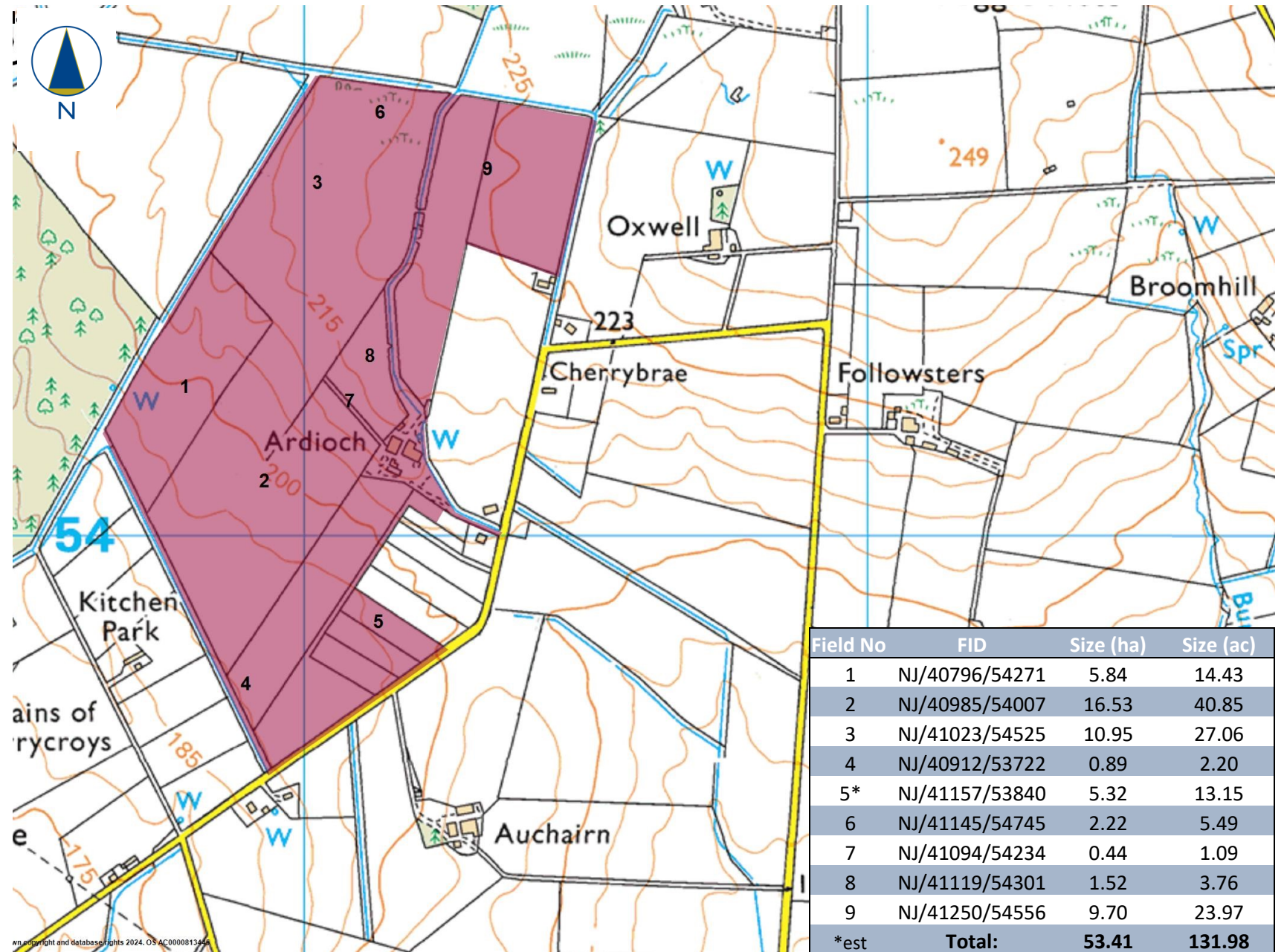
Basic Payment Scheme

BPS Entitlements are not included in the sale price but can be available by negotiation. All BPS Region 1 land. LFASD.



Farm Plan

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Ardioch Farmhouse

Gross Internal Floor Area (approx.): 176sq. m

Floor plan provided not to scale and is for illustrative purposes only.



Ardioch Farmhouse - c. 176sq.m. floor area

A traditional four/five bedroom, one and a half storey dwelling that has been tastefully modernised including generously sized kitchen, and provides comfortable family accommodation over two floors.

The internal layout is shown on the attached plan but in summary comprises:-

Ground Floor

Kitchen, living room, bathroom, bedroom5/dining room.

First Floor

Bedroom 1, bedroom 2, bedroom

3, and bedroom 4 with a good sized landing.

The property benefits from oil fired central heating and multi-fuel stove.

The garden is mainly laid to lawn Raised decking lies to the side with hot tub facilities, bar and area for al-fresco dining which would be perfect for entertaining and enjoying after a busy day on the property.



Property Details

EPC: Band E

Council Tax: **Band D**

Directions

From Keith take the A96 towards Fochabers for approximately 2.5 miles and turn right onto the B9016 sign posted for 'Buckie'. Continue on this road for half a mile to the hamlet of Aultmore. Just after the speed restriction signs take the first right and follow this road up the hill continuing straight on where the road forks to the right. Ardioch Farm is on the left hand side thereafter marked with an Aberdeen & Northern Estates sale board. The exact location is shown on the attached OS extract.

Viewings - Strictly by appointment only

To arrange a viewing contact Aberdeen & Northern Estates on 01467 623800 or Mr Bowman on 07464 880 653.



Property Details & Important Notices

Services: Mains water, private drainage, mains electricity. uPVC and timber framed double glazing. boiler and radiators central heating

Local Authority: Moray Council, High Street, Elgin, IV30 1BX. Tel 0300 123 4561

Entry: By arrangement

Mineral Rights & Sporting Rights: Included in the sale, insofar as they are owned.

Note: Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

Offers: Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Title: The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).



Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price: Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment



To view this property or for further information, contact our agent:

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